CENTRAL AVENUE

A Pristine Living

Welcome To The Ultimate World Of Luxury

Witness an amalgamation of multiple facets of contemporary luxury in a cohesive synchronisation while building a true masterpiece of extravagant living. The lofty towers of Central Avenue engulf and mesmerise every aspect of comfort and aesthetics to create the ultimate standard of a luxurious lifestyle.

A World Of Luxurious Modernity

Central Avenue, dramatic in scale and magnificent in design, is an elite residential complex that promises a transformative living experience. Spread across two lofty towers amidst the city of lights, it transcends the ordinary to create an aura of a fine balance between finesse and practicality.



Gurugram-Manesar Master Plan 2031

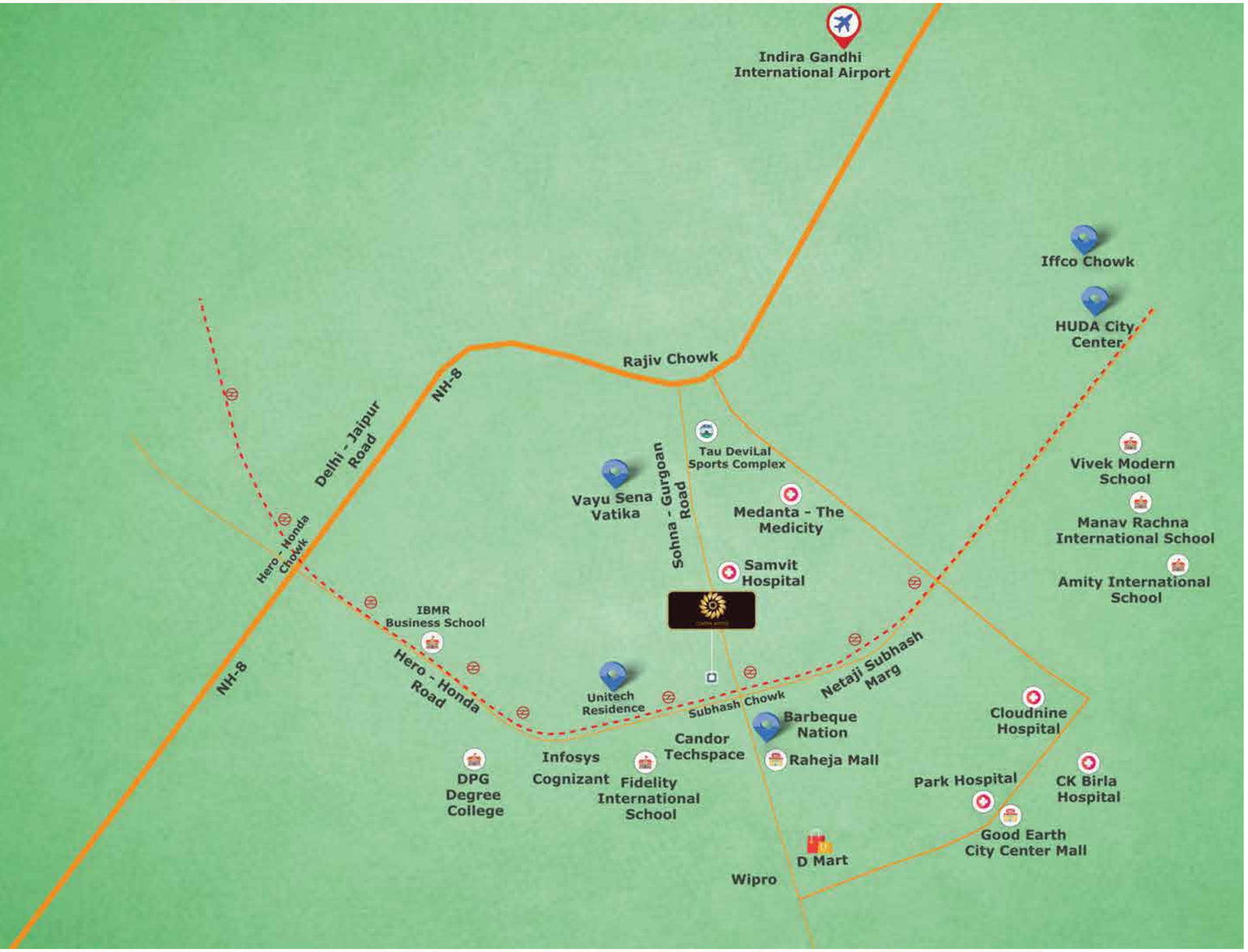


CENTRAL AVENUE
A Pristine Living

Proposed/Existing Metro Line

Proposed/Existing Metro Station

Airport



Connecting In A Heartbeat

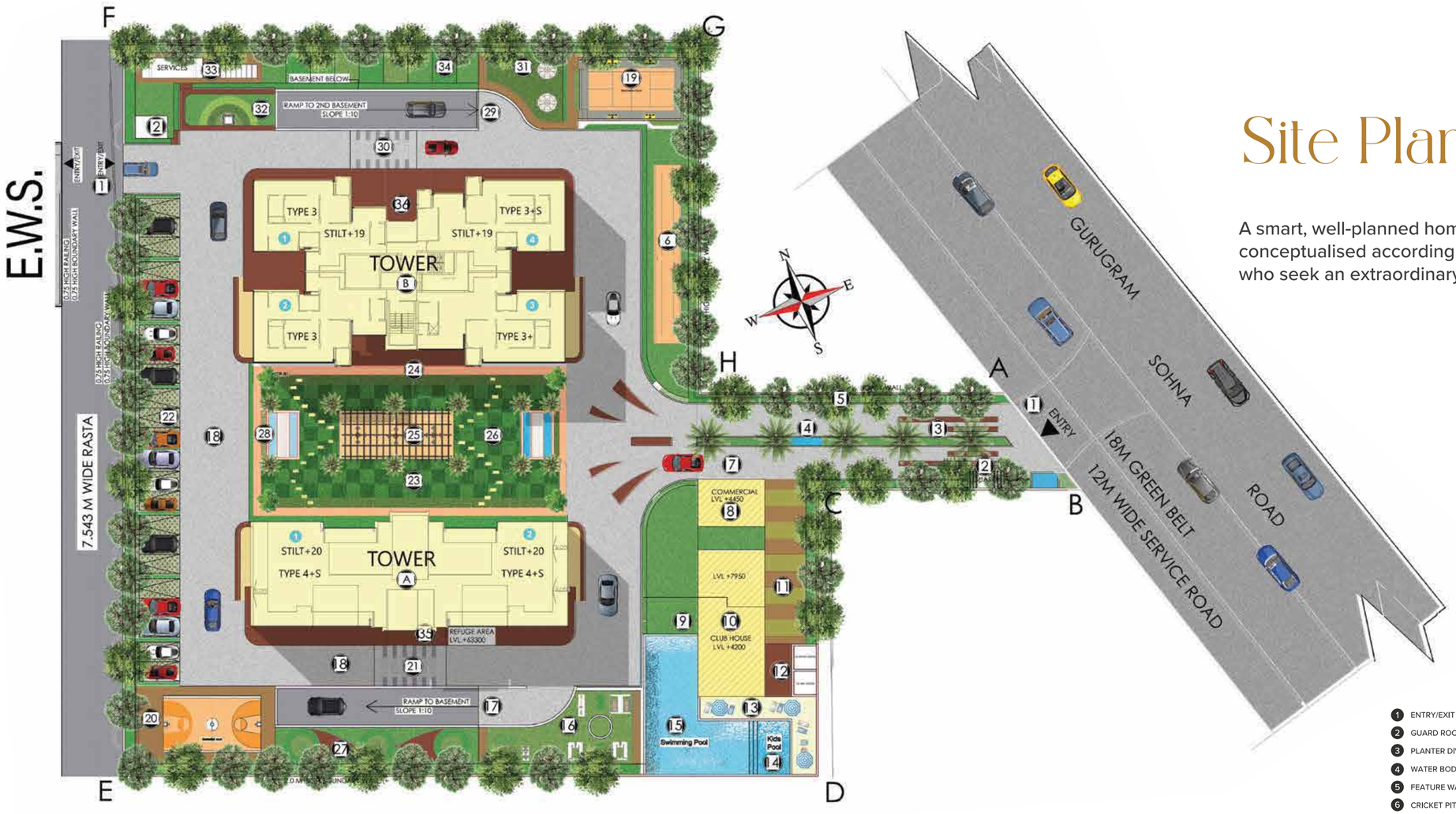
Centrally located in Gurugram and exhibiting grandeur from a distance, Central Avenue is in close vicinity to everything you desire. It is surrounded by renowned schools, hospitals, and shopping centres which make life easier and more convenient for you.

MINUTES	
1	Metro Station (Upcoming)
2	Rajiv Chowk
3	Hero Honda Chowk
5	Medanta Hospital I Park Hospital I Delhi Public School I D Mart I Restaurants
7	GD Goenka School I Malls at Sohna Road I MNC/Corporates
8	Huda City Centre I SPR
10	Artemis Hospital I Delhi-Mumbai Expressway I Golf Course Extn. Road I IFFCO Chowk I St. Xavier School
20	KMP I Airport

Indulge In A Luxurious Lifestyle

The grand entrance is equipped with a technological contemporariness of auto boom barriers as you step into a world of luxurious comfort.





Site Plan

A smart, well-planned home, intricately designed and conceptualised according to the needs of individuals who seek an extraordinary lifestyle.

1. ENTRY/EXIT TO COMPLEX
2. GUARD ROOM
3. PLANTER DIVIDER
4. WATER BODY
5. FEATURE WALL/GREEN WALL
6. CRICKET PITCH
7. ENTRY TO COMMERCIAL BLOCK
8. COMMERCIAL BLOCK
9. ENTRY TO CLUB HOUSE
10. CLUB HOUSE
11. PLAZA FOR COMMERCIAL
12. CHANGING ROOMS
13. POOL DECK AREA
14. KIDS' POOL AREA
15. SWIMMING POOL AREA
16. OPEN GYM/KIDS' PLAY AREA
17. ENTRY TO BASEMENT
18. VEHICULAR ROAD
19. BADMINTON COURT
20. BASKETBALL COURT
21. DROP OFF FOR BLOCK A
22. SURFACE CAR PARKING
23. LAWN AREA
24. JOGGING/WALKING TRACK
25. PAVILLION/CENTRAL SEATING AREA
26. ELDERLY GATHERING AREA
27. THEME GARDEN
28. WATER CASCADE
29. EXIT FROM BASEMENT
30. DROP OFF FOR BLOCK B
31. MEDITATION AREA
32. WINTER GARDEN
33. E.S.S.
34. REFLEXOLOGY ZONE
35. BLOCK A ENTRY
36. BLOCK B ENTRY

Quintessential Living

Discover a splendid lifestyle with the finest amenities which are optimally designed for a living space that transcends beyond the ordinary and provides you with an experience unlike anything you have imagined before.

- Grand entrance lobby
- 3+Study/Servant, 4+Study/Servant Regal luxurious apartments & deluxe penthouses
- Interiors planned for ample natural light & ventilation
- Living/Dining & Bedrooms with split-AC
- Vaastu compliant, eco-friendly green building
- 24X7* water from water softening plant
- 100% Power backup
- Wi-fi enabled complex
- Fire safety arrangements
- Earthquake resistant RCC structure
- State-of-the-art mini theatre





Immerse Yourself In Serenity

Aesthetically designed to be distinctly different with wrap around balconies giving a panoramic view of lush greenery and residential hotspots, Central Avenue assimilates splendid architecture and mesmerising views.

Experience Incredible Living

The Clubhouse allows you to indulge in a multitude of amenities from sports and recreational facilities to leisure, lifestyle and fine dining. Everything is beyond ordinary. The clubhouse will cater to all your leisure needs with utmost modern facilities and equipment.

- Plush swimming pool
- State-of-the-art Gymnasium
- Card room
- Billiards/Pool table
- Spa centre
- Restaurant
- Banquet Hall
- Guest lounge



PLUSH SWIMMING POOL


BILLIARDS/POOL TABLE


BANQUET HALL

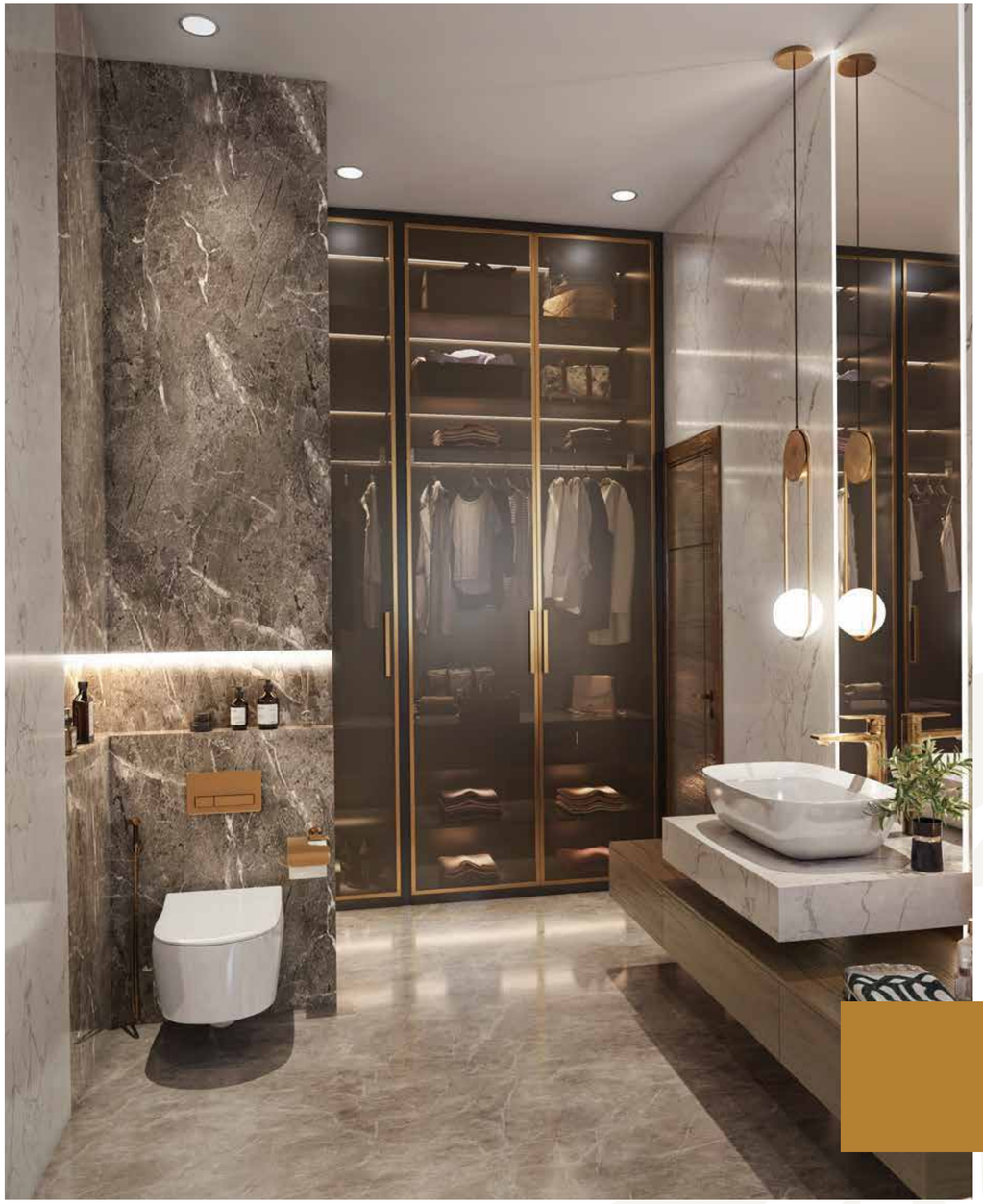

RESTAURANT


TABLE TENNIS


CARD ROOM


SPA CENTRE













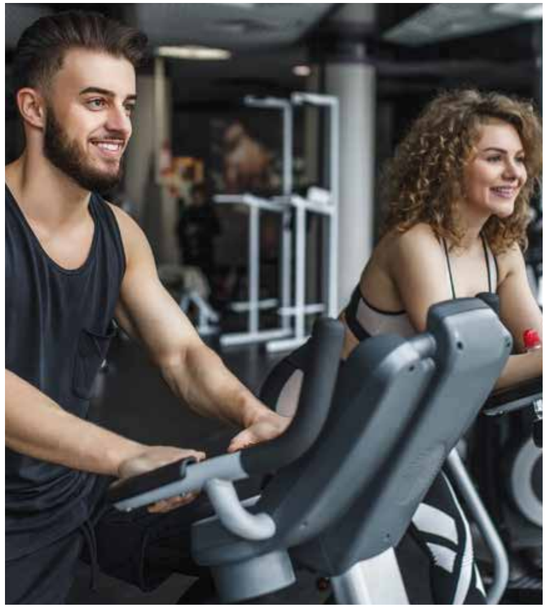
Embrace The Fit And Fun Life

A holistic atmosphere that brings fitness and fun together and offers a host of carefully curated activities for your recreation. From a card room, billiards, and kids' play area to a gym lounge, jogging track, and yoga lounge for your fitness sessions, revel in numerous activities from the comfort of your home. Unleash your potential and rejuvenate in a welcoming and tranquil environment.

- Yoga lounge
- Kids' play area
- Jogging track
- Mini theatre











Extraordinary Safety And Security

Our residents' safety and security are our utmost priorities. We offer high-tech, 3-tiered security systems with 24/7 perimeter vigilance and patrolling. At Central Avenue, we are well-prepared to handle any kind of emergency. We have a highly gated community that ensures the security of all our residents.

- Auto-boom barrier
- Hi-tech control room
- Secured gated complex
- Hi-tech 3-tier security
- Intercom facility
- Video doorbell & digital lock
- Fire safety arrangement
- Earthquake resistant RCC structure



Smart Homes For Smart People (Provision)

Live a distinctively iconic lifestyle where everything is flawlessly planned and executed. Experience comfort living at every step and in every corner of your home. The apartments are incorporated with the most aesthetic interiors, superior fittings, and modern architecture.

- With one click, make your home a smart home
- Environment-friendly and energy-efficient
- Digital home automation (Optional)



Revolutionizing Your Lifestyle

At Central Avenue, every aspect of luxury living is considered thoroughly. We have paid extra attention to your needs and necessities with utmost precision. Creating an environment that's safe and comfortable for you and your loved ones.

Hi-Tech 3 Tier Safety & Security Arrangements (Intercom/Boom Barriers/Patrolling/Video Door Bell/ Hi-Tech Control Room)		E-Homes (Provision)	The Club 33 (Mini Theatre/Billiards/TT/Cards/ Gymnasium/Café & Lounge/Business Centre/ Spa/Salon & Many More to Enjoy)	
Low Density (Only 114 Units)	Only 2 Flats at Each Floor (4 BHK)	3 Side Open Flats	Wrap Around Balcony	Badminton Court
Green Building Certification	Swimming Pool with Kids' Splash Pool	Kids' Fun Zone	Themed/ Winter Garden	Yoga & Meditation Zone
Water Cascades	Basket Ball Court	Cricket Pitch	Jogging/ Walking Track	Reflexology Zone
Centric Lawn	Open Gym	Daily Shopping Plaza	Electric Charging Points	Wi-Fi Campus

Type 3

THREE BEDROOM + STUDY



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
93.03	1001	42.320	456	7.69	83	143.040	1540	192.780	2075

1 Sq.M. = 10.764 Sq.ft.

Type 3 +

THREE BEDROOM + STUDY



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
108.232	1165	45.986	495	8.189	88	162.407	1748	219.720	2365

1 Sq.M. = 10.764 Sq.ft.

Type 3+S

THREE BEDROOM + SERVANT



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
112.44	1210	42.440	457	7.952	86	162.832	1753	220.645	2375

1 Sq.M. = 10.764 Sq.ft.

Type 4+S

FOUR BEDROOM + STUDY/SERVANT



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
143.851	1548	58.000	624	22.58	243	224.431	2416	301.940	3250

1 Sq.M. = 10.764 Sq.ft.

Penthouse

LOWER FLOOR



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TERRACE AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
232.679	2505	91.220	982	17.267	186	341.166	3672	78.360	843	603.860	6500

1 Sq.M. = 10.764 Sq.ft.

Penthouse

UPPER FLOOR



Specifications

AREA	FLOORING	WALL FINISH	CEILING	WOOD-WORK	AIR CONDITIONER	FITTINGS	EXTERNAL FINISHING
LIVING ROOM/DINING	ITALIAN MARBLE FLOORING WITH SKIRTING	BIRLA/J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE		SPLIT AC (SAMSUNG/CARRIER/DAIKIN/ LG/TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING/ FLUSH DOOR, MODULAR SWITCHES (ANCHOR/HAVELLS OR EQUIVALENT), HARDWARE (GODREJ/GARG OR EQUIVALENT	DESIGNER MAIN DOOR WITH 2.4 MTR HEIGHT
MASTER BEDROOM	HIGH - END WOODEN LAMINATED FLOORING WITH WOODEN SKIRTING	BIRLA/J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE	WARDROBES IN MASTER BEDROOMS	SPLIT AC (SAMSUNG/CARRIER/DAIKIN/ LG/TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING/ FLUSH DOOR, MODULAR SWITCHES (ANCHOR/HAVELLS OR EQUIVALENT), HARDWARE (GODREJ/GARG OR EQUIVALENT	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
OTHER BEDROOM	HIGH GLOSSY TILES (KAJARIA/ SOMANI ORIENT/OR EQUIVALENT FLOORING WITH SKIRTING. TILE SIZE 4' - 0" X 2' - 0"	BIRLA/J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE	WARDROBES IN OTHER BEDROOMS	SPLIT AC (SAMSUNG/CARRIER/DAIKIN/ LG/TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING/ FLUSH DOOR, MODULAR SWITCHES (ANCHOR/HAVELLS OR EQUIVALENT), HARDWARE (GODREJ/GARG OR EQUIVALENT	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
KITCHEN	ANTI-SKID TILES (KAJARIA/SOMANI ORIENT/OR EQUIVALENT FLOORING WITH SKIRTING.	DESIGNER TILES KAJARIA/ORIENT/ SOMANI OR EQUIVALENT IN KITCHEN WITH GRANITE COUNTER	POP CORNICES & CEILING WHITE	MODULAR KITCHEN WITH R.O. & CHIMNEY		GRANITE COUNTER, CP FIXTURE & FITTING (ROCA/JAQUAR/KOHLER/ GROHE/EQUIVALENT), FITTING FOR GEYSER WATER SUPPLY	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
MASTER BEDROOM TOILET/ OTHER BEDROOM TOILET	ANTI-SKID VITRIFIED/CERAMIC TILES (KAJARIA/SOMANI OR EQUIVALENT)	DESIGNER TILES KAJARIA/ORIENT/ SOMANI OR EQUIVALENT IN WALLS. TILE SIZE 4' - 0" X 2' - 0"	POP CORNICES & CEILING WHITE			CHINAWARE (ROCA/KOHLER OR EQUIVALENT), CP FITTING (ROCA/ JAQUAR/KOHLER/GROHE OR EQUIVALENT), GRANITE COUNTER FITTING FOR GEYSER WATER SUPPLY	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
SERVANT ROOM TOILET	ANTI-SKID VITRIFIED/CERAMIC TILES (KAJARIA/SOMANI OR EQUIVALENT)	DESIGNER TILES IN TOILET	POP CORNICES & CEILING WHITE			CHINAWARE (ROCA/KOHLER OR EQUIVALENT), CP FITTING (ROCA/ JAQUAR/KOHLER/GROHE)	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW

SPECIAL FEATURES: FLOOR TO FLOOR HEIGHTS IS 3.3 MTRS AND HEIGHT OF ALL DOORS IS 2.4 MTRS, HI – TECH CONTROL ROOM FOR MONITORING ALL SAFETY & SECURITY ARRANGEMENTS (CONTROLLING OF CAMPUS THROUGH MULTIPLE CCTV DISPLAYS & FIBRE TO HOME CAMPUS) GREEN BUILDING, CCTV MONITORED CAMPUS, WI-FI ENABLED CAMPUS, PROVISION FOR 'PNG', 3 TIER GATED SECURITY SYSTEM WITH AUTOMATIC BOOM BARRIER, E-HOMES (PROVISION) ON PAYMENT, EARTHQUAKE RESISTANT BUILDING, SOLAR SYSTEM BACKUP ON PAYMENT.



About Us

With an illustrious history spanning over more than 3 decades Antriksh India Group developing numerous of smartly designed residential projects in various cities such as Delhi, Noida, Lucknow, Gurugram and many more across North India. The company holds every necessary certification related to real estate in India, demonstrating its commitment to regulatory compliance and industry standards. One of the key strengths of the company is its in-house construction capabilities, which ensure the quality, structural strength and timely delivery of the projects.

Deepanshu Rao, director of the company, is a highly skilled civil engineer who is maintaining & enhancing the legacy of this 3rd generation business. He is consistently designing and building homes that are not only aesthetically appealing but also structurally sound and intelligently designed. The homes that developing under Mr. Rao's leadership are characterized by their exceptional quality and commitment to excellence & becoming symbols of stability and strength for their customers. The layouts are designed with the end-user in mind, reflecting their commitment to customer satisfaction. The company is earning the trust and faith of the market through their consistent workings of high-quality projects.

Mr. Deepanshu Rao is setting up new paradigms in terms of quality standards and luxury for the industry. The projects are considering masterpieces and becoming benchmarks for other developers. The company's focus on quality, timely delivery, attention to detail, and customer-centric approach is contributing to its success and reputation in the real estate market.

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ANTRIKSH INDIA
SENSING TOMORROW
I.S.O. 9001:2015 CERTIFIED COMPANY

JAWALA GROUP

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Promoter (Collaborator) : Primoris Realtors LLP.
Promoter License Holders/Land Owner : Arun Kumar Jain, Smt. Shanta Jain, Sachin Jain.

RERA Regn. No. : RC/REP/HARERA/GGM/460/192/2021/28

IGBC GREEN RATING
INDIAN GREEN BUILDING COUNCIL
IGBC
GOLD